

**OFFICIAL ACTIONS OF THE ADDISON
PLANNING AND ZONING COMMISSION**

July 23, 2009

6:00 P.M. – Council Chambers

Addison Town Hall, 5300 Belt Line Road

Present: Ralph Doherty, Jamie Gaines (Chairman), Jennifer Hewitt, Neil Resnik, Alan Wood

Absent: Chris DeFrancisco, Kathryn Wheeler

Commissioner Resnik moved to approve the minutes as written. Commissioner Wood seconded. Motion carried.

Voting Aye: Doherty, Gaines, Hewitt, Resnik, Wood

Voting Nay: none

Absent: DeFrancisco, Wheeler

1. **PUBLIC HEARING** Case 1581-Z/Ryland Homes at Meridian Square.
Requesting approval of an ordinance approving revised floor plans and elevations for a townhome project, which is part of a previously approved development project for 48 townhomes and 90 condominium units, located in the UC – Urban Center District/Residential Subdistrict, on 3.9 acres at the southeast corner of the intersection of Quorum Drive and Airport Parkway, on application from Ryland Homes, represented by Mr. Matthew Alexander of Dowdey, Anderson & Associates.

Chairman Gaines opened the meeting as a public hearing. The following person spoke:

J.T. McPherson, 15838 Quorum Drive

Chairman Gaines closed the meeting as a public hearing.

Commissioner Doherty moved to recommend approval of the request on application from Ryland Homes, subject to the approval waivers, and subject to the following conditions:

APPROVED WAIVERS FOR RYLAND TOWNHOMES

Waiver of design standards in order to allow lot widths to be 22 feet as opposed to the 25 feet required by the ordinance

Waiver to design standards in order to allow depths of 45 feet as opposed to the 55 feet required by the ordinance.

Waiver to design standards in order to allow lot coverage of 100% of the lot as opposed to the 65% of the lot required by the ordinance

Waiver to design standards in order to allow a minimum three-foot setback against the Category C, (Residential) Streets (Calloway), as opposed to the five-foot setback required by the ordinance, and a waiver to design standards in order to allow a seven-foot setback against the Category D (Quorum, Spectrum, Airport Parkway) streets, as opposed to the ten-foot setback required by the ordinance.

Waiver to design standards in order to use composition shingles as a roofing material.

APPROVED WAIVERS FOR SAVANNAH HOMES CONDOMINIUMS

Waiver to the design standard for minimum width and minimum depth for a lot.

Waiver to design standards in order to allow a minimum seven-foot setback against a Category D street (Spectrum Drive), as opposed to the ten-foot setback required by the ordinance.

Waiver to design standards in order to allow for not less than 70 percent of the exterior cladding of all exterior walls fronting or visible from public streets (including above grade parking structures) be brick or stone construction.

The Planning and Zoning Commission also voted to recommend approval of the request for final development plan approval, on application from Ryland Homes, subject to the following conditions:

CONDITIONS FOR APPROVAL:

- All townhomes on the site shall contain the following design elements:
 - divided light windows
 - overhangs and gables
 - 30% of the front and sides of each building shall be stone façade. Alley sides of buildings are not required to include stone in the façade.

- all units within a building shall be composed of the same brick. However, not all buildings have to use the same brick.
- front yard enclosures are to be provided on buildings facing Quorum Drive, Spectrum Drive, and Calloway Drive

- all fencing, stair rails, and balcony railings shall be metal. No wood fencing or railings will be allowed.
- all air conditioning units shall be screened with a sight-barring material which shall be approved by the staff.
- GAF "Grand Slate" composition shingles, with lifetime warranty, shall be used on all roofs.
- All roof vents, plumbing stacks, and mechanical vents shall be installed on the back side of the roof ridge line to the fullest extent possible.
- Units in Block C, units 1-8, (as shown on the approved final plat for Meridian Square) shall be constructed using noise mitigation methods so that outside noise levels, measured within the habitable space of the dwelling unit, do not exceed 45 DNL. A certified acoustical engineer shall approve the construction plans for units 1-8 to assure they will provide a 45 DNL noise level, and a certified acoustical engineer shall inspect the units, once they are constructed, and verify that the required noise level has been attained. The applicant shall bear all costs for hiring the certified acoustical engineer.

-The tree wells on all public streets shall be designed to match the Fairfield Development tree wells, which include a concrete curb edge separating the pavers from the planting bed.

-Where possible, plantings (shrubs or vines) shall be added in the alleys to soften the appearance from the streets.

-The dead-end alleys shall have appropriate signage.

-A 5-foot sidewalk easement shall be added along the Spectrum Drive frontage.

-Any encroachments into the public right-of-way shall comply with Chapter 32 of the 2006 IBC must be approved by the Public Works Department.

-The townhomes shall comply with the requirements of the 2006 IRC, unless a unity agreement is executed.

Fire hydrants shall be placed at 300-foot intervals along streets and fire lanes serving the property.

-All air conditioning units on the condominiums shall be screened from view on all sides with a solid material,

-Plans shall be revised to include a wing-wall or gateway element at all alley entrances to help screen views into the alleys.

-All paving and drainage design and construction must meet city standards.

-A final site plan must be approved by the Fire Department before issuance of a building permit.

-Detailed streetscape plans shall be submitted for review and approval for lighting, paving, irrigation, site furniture, and planting prior to the issuance of a building permit.

-The on-going open space maintenance shall be the owners/homeowners association's responsibility, which includes the maintenance of the living screen area along Airport Parkway.

Commissioner Wood seconded. Motion carried.

Voting Aye: Doherty, Gaines, Hewitt, Resnik, Wood

Voting Nay: none

Absent: DeFrancisco, Wheeler

2. **PUBLIC HEARING** Case 1582-SUP/Chase's Place. Requesting approval of an ordinance amending an existing Special Use Permit for a day care facility in a LR – Local Retail District, located at 14210 Marsh Lane, on application from Chase's Place, Inc., represented by Ms. Elizabeth Goodson.

Chairman Gaines opened the meeting as a public hearing. There were no questions or comments. Chairman Gaines closed the meeting as a public hearing.

Commissioner Hewitt moved to recommend approval of the request on application from Chase's Place, subject to no conditions. Commissioner Doherty seconded. Motion carried.

Voting Aye: Doherty, Gaines, Hewitt, Resnik, Wood

Voting Nay: none

Absent: DeFrancisco, Wheeler

3. **PUBLIC HEARING** Case 1583-SUP/RCCG Lion of Judah Parish. Requesting approval of a Special Use Permit for a religious institution in a Planned Development district, located at 4845 Keller Springs Road, on application from Redeemed Christian Church of God, represented by Mr. Adewale Justin Alaysa.

Chairman Gaines opened the meeting as a public hearing. The following persons spoke:

Mike Alfred, Attorney for the Valley of Bent Tree Condo owners Association.

Karen Gassett, 16301 Ledgemont #262

Vyachesian Yakushko, 16301 Ledgemont, #216

Mary Hensberger, 16301 Ledgemont #113

Bradley Kohans, 16301 Ledgemont #115

Chairman Gaines closed the meeting as a public hearing.

Commissioner Resnik moved to recommend approval of the request on application from the RCCG Lion of Judah Parish, subject to no conditions. Commissioner Doherty seconded. Motion carried.

There being no further business before the Commission, the meeting was adjourned.

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